



UNDERWRITING BULLETIN TO LOUISIANA AGENTS

From: Stephen G. Sklamba, State Underwriting Counsel
Dated: April 1, 2014
Bulletin No: LA14-01
Name: State Specific Guidelines for Insuring Louisiana Properties Acquired at Sheriff's Foreclosure Sale - Executory Proceeding or Sale in Ordinary Proceeding Pursuant to Writ of Fifa

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1. Check service of citation and petition on defendants in ordinary proceeding.
 2. Review mortgage to confirm that service of demand for payment has been waived and that mortgage contains a confession of judgment required for executory process.
 3. Confirm that notice of seizure has been served on defendants.
 4. Confirm that property description matches in mortgage, petition for executory process or request for writ of fifa, notice of seizure, advertisements and sheriff's deed.
 5. Review note of evidence filed by attorney appointed to represent absent or deceased defendants to confirm notice sent to absentees or heirs of deceased defendant.
 6. Review mortgage and conveyance certificates obtained by sheriff and confirm that proper Mennonite notice was sent to all holders of subordinate mortgages, judgments or liens.
 7. If subordinate IRS liens attach to property, confirm that adequate notice was sent to IRS. If policy will be issued during 120 day redemption period, list the right of redemption as an exception in the commitment and policy.
 8. If a subordinate mortgage or lien in favor of United States or one of its agencies other than IRS is recorded, include exception for right of redemption during 1 year period following sheriff's sale.
 9. Except to all mortgages, judgments and liens superior to the mortgage or judgment of the seizing creditor.
 10. Confirm that foreclosing creditor obtained relief from automatic stay if debtor has filed a bankruptcy proceeding.